

FOR SALE

Wellington, CO

COMMERCIAL LOTS



Offering Highlights

- 6 commercial lots for sale
- Ideal location near the future site of the Wellington High School & Meridian Federal Credit Union on the corner of Cleveland Ave and Wellington Blvd
- All utilities will be present and the lots will be permit ready
- Variety of uses approved/ covenants and zoning regulations available



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Sale Overview

Sales Price:	See "Exhibit A"
Lot Size:	0.564-1.138 Acres
Zoning:	C-3 Highway Commercial
Market:	Northern CO
Sub Market:	Wellington

Property Overview

Property:	Commercial lots for sale near the future Wellington High School and Meridian Federal Credit Union. The Meridian First Subdivision offers 6 commercial lots with a variety of approved uses including, but not limited to: personal business service shops, professional offices, child care center, health club, restaurants (without drive-thru), grocery store, veterinary facility, public and private schools, and more. All utilities will be present and the lots will be permit ready.
Location:	Located near the future site of the Wellington High School and Meridian Federal Credit Union- this part of Wellington is sure to rapidly expand with upcoming businesses and residential homes.



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MERIDIAN TRUST FIRST SUBDIVISION
BEING A REPLAT OF WELLINGTON POINTE REPLAT LOT 1, BLOCK 10,
SITUATE IN SECTION 33, TOWNSHIP 9 NORTH, RANGE 66 WEST OF THE 6TH
P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

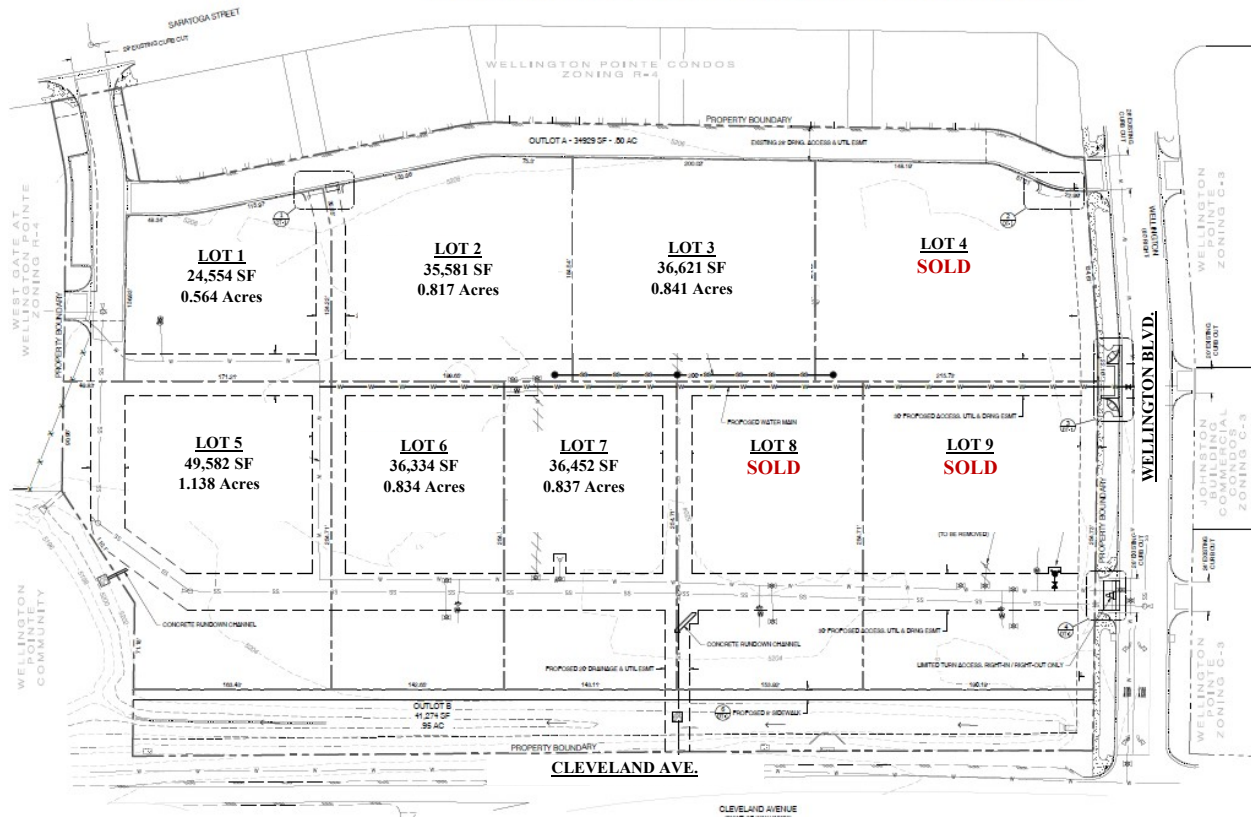


EXHIBIT A- PRICE SHEET

LOT	LOT SIZE	LOT SQ. FT.	PRICE/SQ. FT.	TOTAL PRICE
Lot 1	0.564 Acres	24,554 SF	\$5.50/Sq. Ft.	\$135,047.00
Lot 2	0.817 Acres	35,581 SF	\$5.50/Sq. Ft.	\$195,695.50
Lot 3	0.841 Acres	36,621 SF	\$5.50/Sq. Ft.	\$201,415.50
Lot 4	0.922 Acres	40,180 SF	SOLD	SOLD
Lot 5	1.138 Acres	49,582 SF	\$6.75/Sq. Ft.	\$334,678.50
Lot 6	0.834 Acres	36,334 SF	\$7.00/Sq. Ft.	\$254,338.00
Lot 7	0.837 Acres	36,452 SF	\$7.00/Sq. Ft.	\$255,164.00
Lot 8 & 9	SOLD	SOLD	SOLD	SOLD

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AVAILABLE

SOLD



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November 1, 2019

